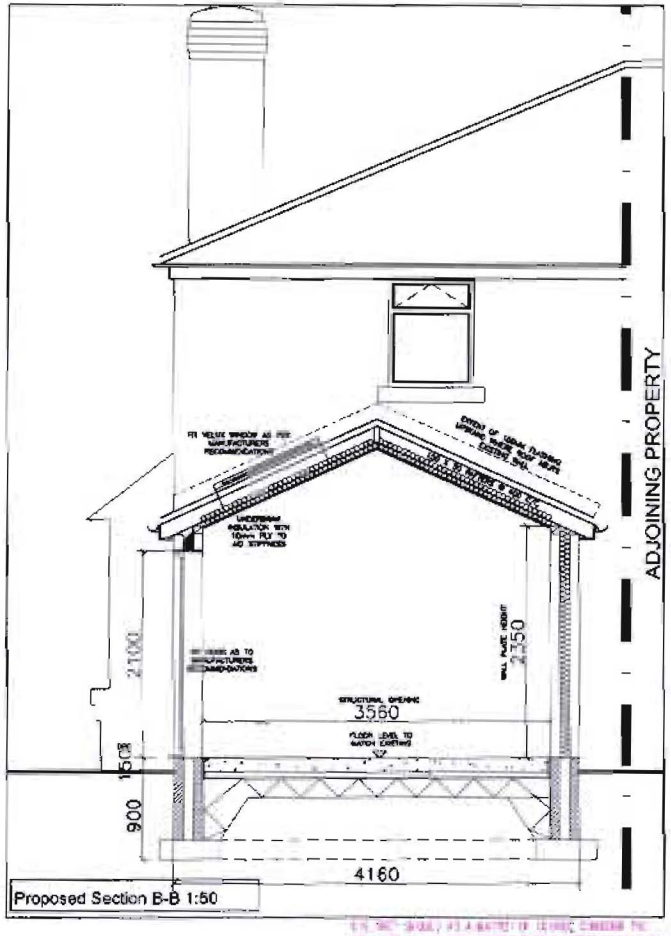
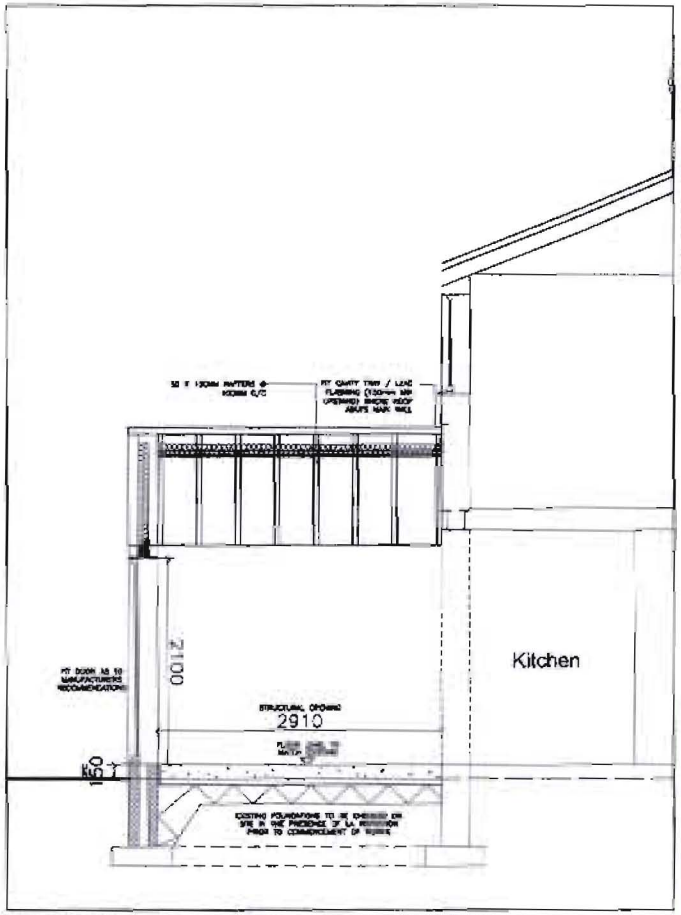


Proposed Section B-B 1:50



1m 2m 3m

EXPOSE EXISTING DRAINAGE ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT.

DRAINAGE TO BS 8301-1985 - A DOCUMENT H

ABOVE GROUND: PVC-U 100 GUTTER 63 RWP SYSTEM TO LINK TO EXISTING SYSTEM.
NEW RWP TO NEW B.L.O. WITH RODDING FACILITY.

DRAINAGE BELOW GROUND:
PRECISE DRAIN RUNS OF EXISTING AND PROPOSED TO BE DETERMINED ON SITE AND TO L.A. INSPECTORS APPROVAL.
USE 100 HEPWORTH SUPERSLEEVE VITRIFIED CLAY DRAINAGE SYSTEM LAID TO 1:40 MIN FALLS AND TO MANUFACTURERS RECOMMENDATIONS, TO LINK WITH EXISTING DRAINAGE SYSTEM.
DRAINS UNDER EXTENSION / BUILDING
where the top of the pipe is within 300mm of the underside of the concrete slab - TO BE ENCASED IN 150mm CONCRETE SURROUND INTEGRAL WITH THE SLAB, GREATER THAN 300mm PROVIDE AROUND THE PIPE 100mm GRANULAR OR OTHER FLEXIBLE MATERIAL FILLING.
WHERE A DRAIN PASSES THROUGH A WALL PROVIDE 50mm CLEARANCE ALL ROUND, FIT P.C.C.LINTELS OVER, AND THE OPENING MASKED WITH RIGID SHEET MATERIAL.
PIPES TO HAVE FLEXIBLE JOINT CLOSE AS POSSIBLE TO WALL.
CONNECTED ROCKER PIPES LESS THAN 600mm LONG
WHERE DRAINAGE PIPES HAVE LESS THAN THE MINIMUM RECOMMENDED COVER UNDER DRIVEWAY TO BE PROTECTED FROM DAMAGE BY A 150mm REINFORCED CONCRETE COVER SLAB WITH 300MM MINIMUM BEARING ON ORIGINAL GROUND, WITH A FLEXIBLE FILLER AND TO AT LEAST 75MM OF GRANULAR MATERIAL BETWEEN THE TOP OF THE PIPE AND THE UNDERSIDE OF THE FLEXIBLE FILLER BELOW THE SLABS.
EXISTING DRAINS TO BE EXPOSED IN PRESENCE OF LA INSPECTOR TO DETERMINE SUITABILITY, RENEW IF REQUIRED.
WHERE DRAINS WITHIN 1000 OF FOUNDATIONS AND INVERT BELOW FOUNDATION DEPTH TRENCH FILL TO FORMATION LEVEL WITH CONCRETE.
IF EXISTING SYSTEM SEPARATE THIS IS TO BE MAINTAINED IE FOUL TO FOUL DRAIN, SURFACE TO SURFACE DRAIN.
NEW FOUNDATIONS TO BE EARTH BELOW OF INVERT OF ALL EXISTING DRAINS WITHIN 1000mm.
NEW MANHOLES 1200 X 750 UP TO 2.7 DEPTH WITH 600 X 600 COVER
USE INSPECTION CHAMBERS UP TO 1000 IN DEPTH, 450 X 450 WITH SAME COVER SIZE.
CONSTRUCT MANHOLES WITH 150 CONC BASE
215 WALLS OF 2nd CLASS ENG BRICK, 150 CONC TOP WITH 600 X 600 CAST IRON LID & FRAME.
(ALTERNATIVE USE PRECAST CONCRETE OR POLYPROPYLENE FITTED AS PER MANUFACTURERS RECOMMENDATIONS/DETAILS)
EXACT COVERS TO BE APPROPRIATE TO SITUATION.
INTERNAL MANHOLES DOUBLE SEAL LID BOLTED DOWN
CONTRACTOR RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE & EXCAVATIONS ARISING FROM THIS PROJECT AND TO LEAVE SITE CLEAN & TIDY AT THE END OF EACH DAY AND AT THE END OF THE PROJECT.
CONTRACTOR RESPONSIBLE FOR THE COMBINED STRUCTURAL INTEGRITY AND WEATHERPROOFING, SECURITY AND ALL HEALTH & SAFETY MATTERS AND IMPLEMENTATION THEREOF.
CONTRACTOR TO AGREE WITH OWNER:
THE COMMENCEMENT DATE AND THE COMPLETION DATE FOR THE PROJECT, TO AGREE HOURS OF WORKING.
CONTRACTOR SHOULD, IN ORDER TO AVOID DOUBT, CLARIFY ANY ASPECTS OF WORK FOR WHICH HE WAS NOT PRICED FOR.

CONTRACTOR: INTERNAL JOINERY
FIT WINDOW BOARDS ARCHITRAVES & SKIRTINGS TO MATCH EXISTING

CONTRACTOR TO AGREE WITH OWNER:
THE PRECISE SIZES OF OPENINGS AND INTERNAL & EXTERNAL DOOR & WINDOW STYLES WITH IRONMONGERY PRIOR TO START OF WORKS.

CONTRACTOR: SERVICES
ASSUME ELECTRICITY SUPPLY REQUIRED TO ALL ROOMS, GAS TO COOKERS AND HEATING,
AND COLD & HOT WATER SUPPLY TO BATHROOMS
/KITCHEN/UTILITY FACILITIES
AND PARTICULARLY TO AGREE PRECISE REQUIREMENTS FOR NEW ELECTRICAL/ GAS/ PLUMBING FACILITIES FOR KITCHEN APPLIANCES AND UNITS AND OTHER SANITARYWARE.
CONTRACTOR TO PROVIDE & FIT ALL PLUMBING AND WASTE PIPES
AND A PROVISIONAL SUM FOR
LIGHT SWITCHES, LIGHTING UNITS, (WALL / PELMET / PENDANTS) DOUBLE/SINGLE PLUG SOCKET OUTLETS, TV AERIAL SOCKET, TELEPHONE JACK POINTS, SHAVER SOCKETS.
INTERCONNECTED SMOKE ALARMS
MAINS SUPPLIED AND LINKED, WITH BATTERY BACKUP TO BS 5446. CONTRACTOR ASSUME TO SUPPLY AND TO BE FITTED

TO RAE EXISTING HALL AND LANDING AREAS
EXISTING BOILER TO BE EXAMINED, TO DETERMINE CAPABILITY OF SUPPORTING NEW RADIATORS, AND/OR IF NEW ONE REQUIRED.
BOILERS TO BE SITED 600 MM FORM ANY OPENINGS AND FITTED WITH GUARDING AS PER PART J AND CORGI REGISTERED.
NEW BOILER TO BE EFFICIENT: RECOMMEND USE SEDBUK B05
NEW RADIATORS TO EACH ROOM.
ALLOW FOR INSTALLATION WITH THERMOSTATIC VALVES.
CONTRACTOR TO CHECK IF THERE ARE OLD RADIATORS TO BE MOVED AND/OR REPLACED WITH NEW, AGREE.
ALLOW FOR OTHER ELECTRIC, PLUMBING & HEATING SUCH AS: REPOSITIONING OF GAS, ELECTRIC OR OTHER METERS AND SUPPLY - CONTRACTOR TO CLARIFY THE WORK HE HAS QUOTED FOR AND WHAT HE HAS NOT QUOTED FOR E.G. WHAT UNITED UTILITIES MAY CHARGE FOR.

CONTRACTOR TO CONSULT WITH OWNER IF THE FOLLOWING REQUIRED:

IF A NEW UP & OVER ELECTRIC REMOTE ACCESS GARAGE DOOR IS REQUIRED;
IF BURGLAR ALARMS SYSTEM IS TO BE EXTENDED;
IF A NEW BANKS WIRED DOORBELL NEEDED
IF THERE ARE ANY LIGHTS ETC TO BE PROVIDED BY OWNER FOR FITTING ;
IF CURTAIN TRACKS / BLINDS SUPPLIED BY OWNER ARE TO BE FITTED BY CONTRACTOR.
IF NEW LAMINATE FLOORING REQUIRED
IF NEW EXTERNAL SECURITY LIGHTS (TO TURN OFF AUTOMATICALLY DURING DAYLIGHT HOURS) & EXTERNAL PLUG SOCKETS NEEDED
IF EAVES, VERGES, SOFFITS, FASCIAS, BARGE BOARDS OR THE LIKE TO BE IN PVC-U.
IF WHITE PVC-U DOUBLE GLAZED UNITS ARE NOT TO BE PROVIDED THROUGHOUT

IF EXTERNAL LANDSCAPING REQUIREMENTS, SUCH AS FLAGGING/PAVERS/FLOWER BEDS/TIMBER DECKING.

DO NOT SCALE FROM THESE DRAWINGS
CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE

PLANNING
01 SEP 2009

A - 28.08.09
Doors amended following planning comments

Proposed Ground Floor
Rear Extension
42 School Lane
Didsbury
Manchester
M20 6RT

Ground Floor
Proposed Detail Section
B-B

1:50 @ A1 | 1:100 @ A3
Dwg No 42-104 | Rev A